



**CITY OF FORT LAUDERDALE
City Commission Agenda Memo
CONFERENCE MEETING**

#13-0127

TO: Honorable Mayor & Members of the
Fort Lauderdale City Commission

FROM: Lee Feldman, ICMA-CM, City Manager

DATE: January 22, 2013

TITLE: South Side School Update

The following is the latest update on the South Side School project.

The first bid package was received on November 28, 2012 and includes the outlying buildings that are independent of the primary South Side School structure. The list of buildings included in the bid package is below:

- Picnic pavilion
- Restroom building
- Playground shade structures
- Pedestrian walkways
- Landscaping and irrigation
- Exterior site lighting
- Sidewalk replacement along Andrews Avenue from SW 7th Street to SW 9th Street.

The apparent low cost, responsive bid was for \$633,868 plus \$101,203.70 for the sidewalk expansion along Andrews Avenue. The pre-bid estimate was \$360,000. This estimate was inaccurate. Due to the low pre-bid estimate, bids were rejected on Jan 8, 2013.

Staff utilized the services of an independent cost estimating firm who estimated the project based on the plans that had previously been bid. The estimate total was \$865,000 for all work.

The building permit must be renewed to remain active and West Construction has been terminated. It is therefore likely that the building permits will have to be reissued unless an alternate solution is agreeable to the Building Department as there is no contractor of record.

Litigation with West Construction is ongoing and depositions of City staff were conducted on January 16th and 17th. A trial date has been set for February 25. However City's outside council has requested a continuance.

Project Funding Summary:

Total funding remaining in the South Side School project is approximately \$3,403,000 including a \$75,000 grant for fabric shade structures. A breakdown is as follows:

- \$3,247,000 is unencumbered.
- \$27,355 is encumbered under an old contract that is in the process of being closed.
- \$580 is encumbered under the contract with Environmental Archaeological Services for investigation during excavation. This may be increased slightly before completion of the full project.
- \$90,914 is encumbered under the contract with Decon Environmental for mold remediation. To avoid potential later claims between contractors as occurred with the window failures, staff is looking at including the mold work as part of the overall project under the building general contractor. If this is done, the Decon contract will be voided or assigned to the ultimate general contractor.

The remainder of the South Side School redesign is on hold awaiting direction on the ultimate building use as this will affect design and cost. The use will be determined by the occupant and the programming established at that time.

- The City has continued to have dialogue with Nova Southeastern University regarding the operation of the main facility once it is opened. On November 12, Nova responded to the City's letter of October 3. The Commission discussed this item extensively at its last meeting. The eight items enumerated in the letter are being reviewed. Responses to some of the items will require meetings between Nova and City representatives before they can be fully addressed. Others will depend on direction from the Commission and/or approvals from Broward County and the Historic Preservation Board.
- The YMCA toured the facility in late December 2012 and is now having internal discussions with their staff and board on continued interest. The YMCA has not given the City any specific date on their response time.
- Depending on final Nova requirements, there will be additional costs which are difficult to assess at this time. The ongoing discussions with Nova seem to indicate that the additional 4,000 square foot building will be independent of the current South Side plans. If the existing school building alone is considered, the additional cost will be approximately \$100,000 for changes to the HVAC, electrical and plumbing systems. This does not account for any additional site work requested such as more parking or fencing.
- Additional time will be required to complete design, regardless of whether Nova or the City is to occupy the building. If the City is the occupant, the current thought is

that Parks and Recreation Administration will move its offices from Broward Boulevard to the second floor of the South Side building and the first floor would be used for a culturally oriented community center designed for flexible use. The move from Broward would allow the Police Department to occupy the 5900 sq. ft. building at 1350 W. Broward thus alleviating, to a small degree, their overcrowded conditions.

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